

COMMISSION ON CHICAGO LANDMARKS NOTICE OF A REGULAR MEETING

The Commission on Chicago Landmarks will hold its regular meeting on Thursday, February 7, 2019, at 12:45 p.m. in City Hall, 121 North LaSalle Street, Room 201-A, 2nd Floor.

The Permit Review Committee will hold its regular meeting in City Hall, 121 North LaSalle Street, in Room 201-A on Thursday, February 7, 2019, at 1:30 p.m.

Attached is a copy of the agendas for the Commission meetings.

David Reifman
Secretary

AGENDA
COMMISSION ON CHICAGO LANDMARKS
Regular Meeting – Thursday, February 7, 2019
City Hall, 121 North LaSalle Street, Room 201-A
12:45 p.m.

1. Approval of the Minutes of Previous Meeting

Regular Meeting of January 10, 2019

2. Summary of Information for a Preliminary Landmark Recommendation

PILSEN DISTRICT

WARD 25

18th Street between Leavitt and Sangamon Streets, and 13 blocks bounded by 18th Street to the north, Ashland Avenue to the west, 21st Street to the south, and Racine Avenue to the east

3. Recommendation to City Council for Approval of Class L Property Tax Incentive

MARSHALL FIELD AND COMPANY BUILDING
111 North State Street

WARD 42

4. Preliminary Decision on Permit Application for Demolition Pursuant to §2-120-740 through §2-120-825 of the Municipal Code

FULTON-RANDOLPH MARKET DISTRICT
318-328 North Carpenter Street

WARD 27

5. Program Committee Report

Recommendation to the Illinois Historic Sites Advisory Council on Nomination to the National Register of Historic Places:

CHICAGO MUNICIPAL TUBERCULOSIS SANITARIUM DISTRICT
5601-6000 North Pulaski Road

WARD 39

Report on Suggestion Received from the Public for Possible Chicago Landmark Designation (Deadline for submissions was January 15, 2019)

6. Permit Review Committee Reports

Report on Projects Reviewed at the January 10, 2019, Permit Review Committee Meeting

Report on Permit Decisions by the Commission Staff for the Month of January 2019

7. Approval of the Annual Certified Local Government Report for 2018
8. Adjournment

NOTICE OF PUBLIC MEETING

PERMIT REVIEW COMMITTEE

THURSDAY, February 7, 2019

City Hall, 121 N. LaSalle St., Room 201-A

1:30 p.m.

AGENDA:

- 1. 2132 N. Stockton, Lincoln Park Zoo** **43rd Ward**
Lion House
Exterior and interior renovation including removal of portions of nonhistoric, faux stone animal habitat at the north exterior elevation and portions of interior walls, installation of a canopy at the north elevation, a new animal support area including a new accessory structure north of the Lion House, removal of nonhistoric incursions in the interior, installation of cantilevered and recessed glass viewing areas within existing portals, redesign of accessible entrances
- 2. 1342 N. Hoyne** **2nd Ward**
Wicker Park District
Proposed new 3-story masonry single family home.
- 3. 330 N. Wabash** **42nd Ward**
IBM Building
Proposed installation of a new coffee kiosk in lobby of existing building.
- 4. 3328 S. Calumet** **4th Ward**
Calumet-Giles-Prairie District
Proposed construction of a partial third floor masonry addition.
- 5. 651 W. Hutchinson** **46th Ward**
Hutchinson Street District
Violation: Exterior alteration to existing single family residence including addition of two dormers on the roof.

Dijana Cuvalo, AIA
Historic Preservation Division
Bureau of Planning, Historic Preservation & Sustainability
Department of Planning and Development

PERMIT REVIEW COMMITTEE

Summary of projects and staff recommendations, February 7, 2019

1. 2132 N. Stockton, Lincoln Park Zoo

43rd Ward

Lion House

Exterior and interior renovation including removal of portions of non-historic, faux stone animal habitat at the north exterior elevation and portions of interior walls, installation of canopies at the north elevation, a new animal support area including a new accessory structure north of the Lion House, removal of non-historic incursions in the interior, installation of cantilevered and recessed glass viewing areas within existing bays, redesign of accessible entrances

Applicant: Maureen Leahy/Lincoln Park Zoo, owner representative
Leonard Koroski/Goettsch Partners, Inc., architect

Staff Recommendation: Staff recommends that the Committee find that the conceptual design drawings dated 12/7/18 update 2/1/18 , with the following conditions, meet the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 2, 5, 9, and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark property and approve the project with the following conditions:

Interior

1. Treatment of the newly exposed heads, jambs, sills, and columns of the portals shall match existing. Detailed, dimensioned drawings noting materials and finish of the newly exposed heads, jambs, sills and columns shall be provided with permit plans for staff review and approval;
2. As proposed, the cantilevered habitat cases shall maximize use of clear glazing with minimal framing to create the most transparent volumes possible within the Great Hall. Detailed, dimensioned drawings noting materials and finish shall be provided with permit plans for Historic Preservation staff review and approval;
3. As proposed, the enlargement of existing door openings on the interior north elevation with reinstallation of a straight line of trim over the doors shall be approved;
4. As proposed, a new pedestal system of flooring with no attachments or penetrations into the existing floor shall be approved. As proposed, carpeting shall be neutral in color;

Exterior

5. The metal panel at the façade above the new canopy shall not extend beyond Zone "A" of Exhibit 1 of the Lion House landmark ordinance and shall therefore be confined to the area

below the finished return's projecting terra cotta string. If, upon removal of nonhistoric elements from the north elevation, historic cladding is missing outside of Zone "A," it shall be replaced to match historic. Samples of proposed replacement cladding should be provided for staff review and approval prior to order and installation.; and

6. Further study and design development of the exterior accessible entry designs B and G shall be undertaken to more definitively understand the impact on the historic structure. Detailed, dimensioned plans, elevations, and section drawings noting materials and finishes as well as perspective renderings from multiple approaches to the building shall be submitted for future consideration by the Permit Review Committee.

2. 1342 N. Hoyne

2nd Ward

Wicker Park District

Proposed new 3-story masonry single family home.

Applicant: Matthew and Jackie Shapiro, owners
Paul Audrain, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following condition:

1. Historic Preservation staff shall review and approve all material samples, which shall be consistent with historic color ranges in the district, prior to order and installation.

3. 330 N. Wabash

42nd Ward

IBM Building

Proposed installation of new coffee kiosk in lobby of existing building.

Applicant: BCSP 330 North Wabash Property LLC, owner
Corey Dunne, D+K Architects

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the

significant historical and architectural features of the landmark property and approve the project with the following conditions:

1. The proposed mahogany shall be stained a dark color to be more consistent with the historic lobby finishes; and,
2. As proposed, the cabinetry shall not be attached to the marble floor.

4. 3328 S. Calumet

4th Ward

Calumet-Giles-Prairie District

Proposed construction of a partial third floor masonry addition.

Applicant: Nelson McLemore III, owner
Reginald B. Wilson, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the significant historical and architectural features of the landmark district and approve the project with the following conditions:

1. As proposed the new concrete masonry unit cladding for the third floor shall match the size, color texture and appearance of the existing cladding; and,
2. The project as proposed would require a zoning variation and/or adjustment, and the Commission takes no position regarding any requested variance/adjustment relative to the zoning code requirements.

5. 651 W. Hutchinson

46th Ward

Hutchinson Street District

Violation: Exterior alteration to existing single family residence including addition of two dormers on the roof.

Applicant: Joseph J. Winjum, owner
Tim Archibald/Midwest Architecture Studio, architect

Staff Recommendation: Staff recommends that the Committee find that the project, with the following conditions, meets the criteria set forth in the Commission's Rules and Regulations, the Commission's *Guidelines for Alterations to Historic Buildings and New Construction*, and Standards 9 and 10 of the *U.S. Secretary of the Interior's Standards for Rehabilitation of Historic Buildings* and therefore, the project will not have an adverse effect on the

significant historical and architectural features of the landmark property and district and approve the project with the following condition:

1. As proposed, both dormers are to be clad with a stucco exterior wall finish to match the existing structure.